



SOUTHWOODS CITY



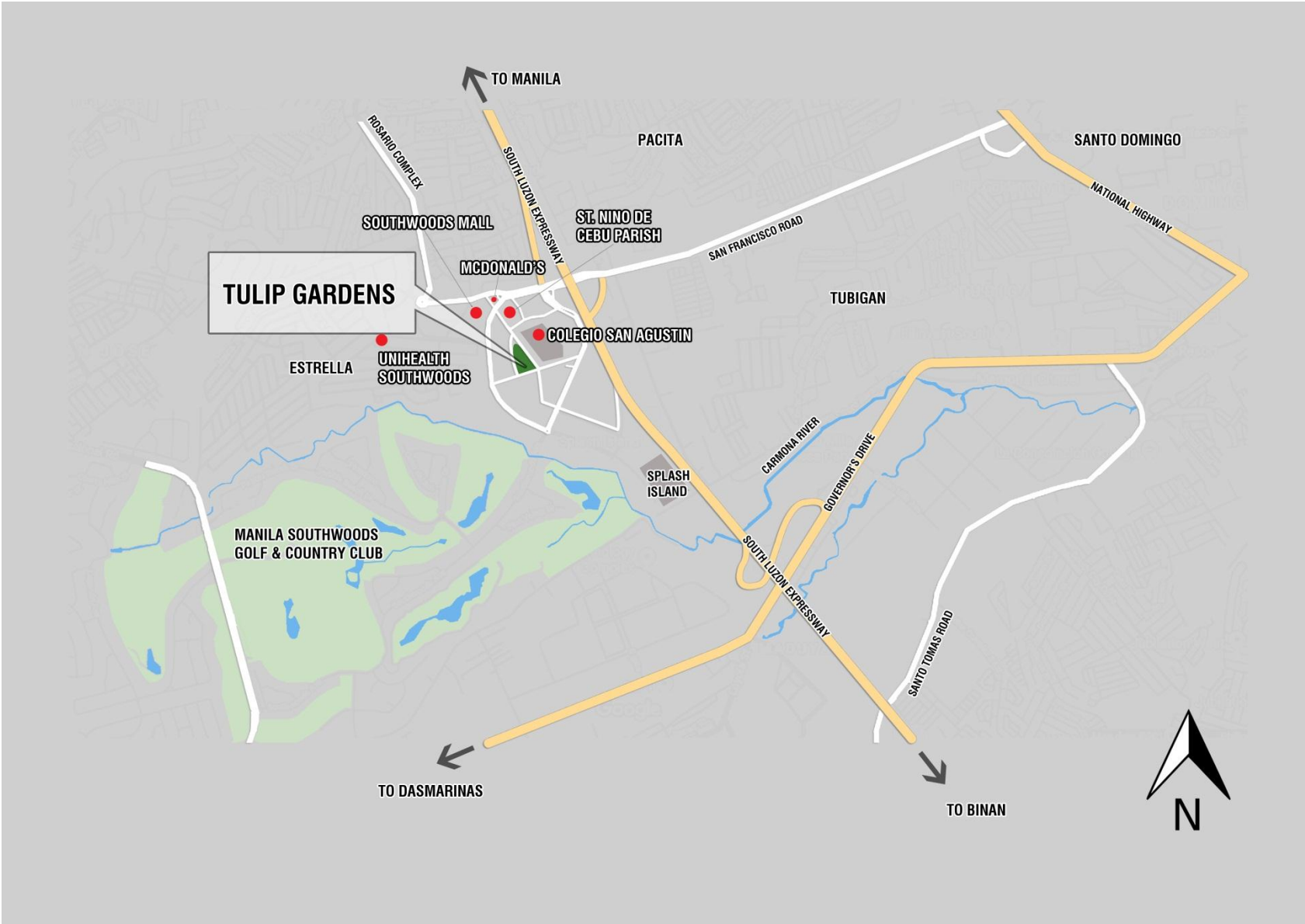


Tulip Gardens

SOUTHWOODS CITY



VICINITY MAP





DESIGN CONSULTANTS

TRADE	CONSULTANT
ARCHITECTURAL	TI Vasquez Architects & Planners
INTERIOR DESIGN	TI Vasquez Architects & Planners
LANDSCAPE	TI Vasquez Architects & Planners
STRUCTURAL	Dynamis Associates Consultants
ELECTRICAL	FA Velasco Design Consultancy
MECHANICAL	RS Gutierrez Engineering Design & Consultancy
PLUMBING	RS Gutierrez Engineering Design & Consultancy
SANITARY	RS Gutierrez Engineering Design & Consultancy
FIRE PROTECTION	RS Gutierrez Engineering Design & Consultancy

SITE DEVELOPMENT PLAN



5 Towers

1 Central Amenity Area

TOWER NAMES



APRICOT

BURGUNDY

CRIMSON

DIOR

ELISE

TULIP GARDENS



Tulip Gardens

SOUTHWOODS CITY

APRICOT TOWER



SITE DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

Tulip Gardens Apricot

DEVELOPMENT PROGRAM

UNIT MIX

Lot Area
(Whole Development)

Approx.
10,251 sqm

Unit Type

QTY

Area Range
(sqm)

Mix

Total Number of
units

372 units

Studio

266

23.50 - 24.50

71.51%

Number of
Levels

22 Levels

Studio w/ Lanai

9

27.50 - 28.50

2.42%

Turnover date

May 31, 2022 +
12 months grace
period

1BR w/ Balcony

95

41.00 - 41.50

25.54%

1BR w/ Lanai

2

41.00

0.54%

FACADE



Tower 1 – Ground Floor Plan

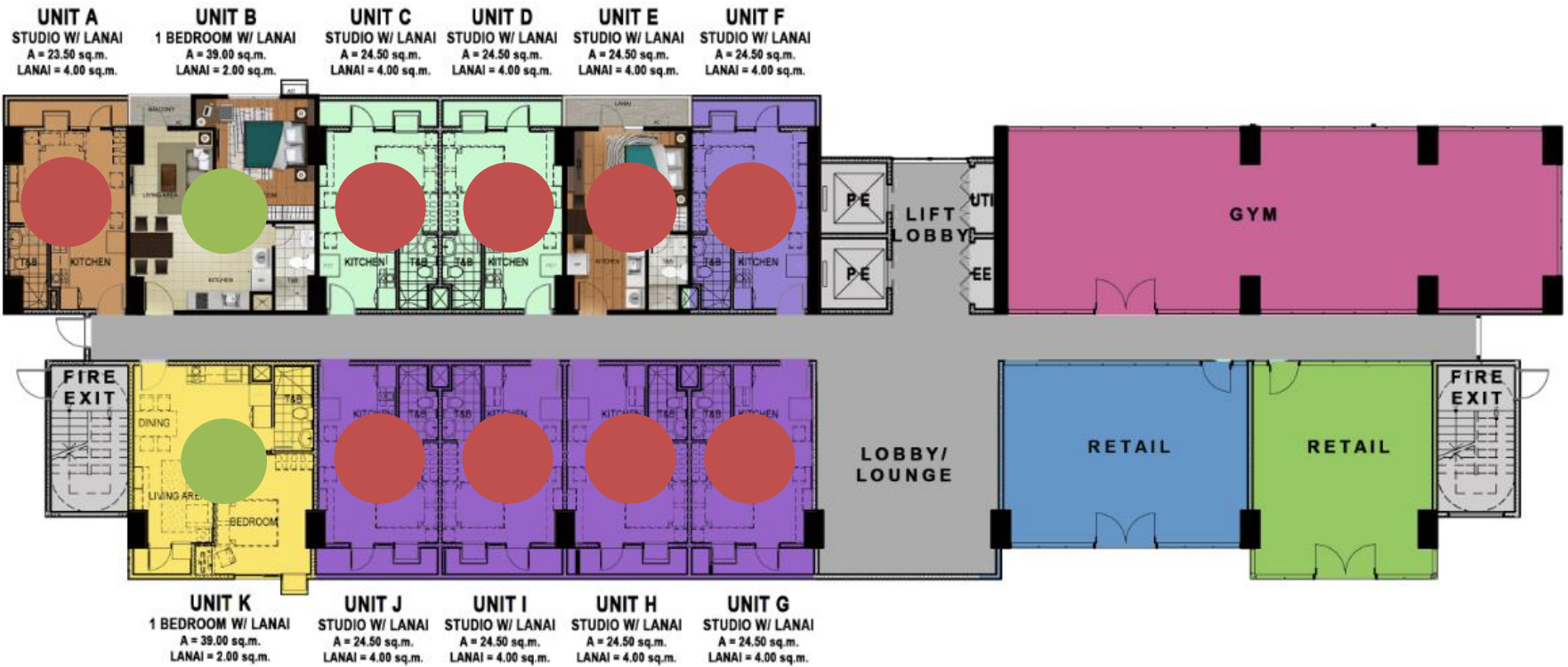
9

Studio w/ Lanai

2

1BR w/ Lanai

11 Residential Units



Tower 1 – Typical 2nd to 22nd Floor Plan

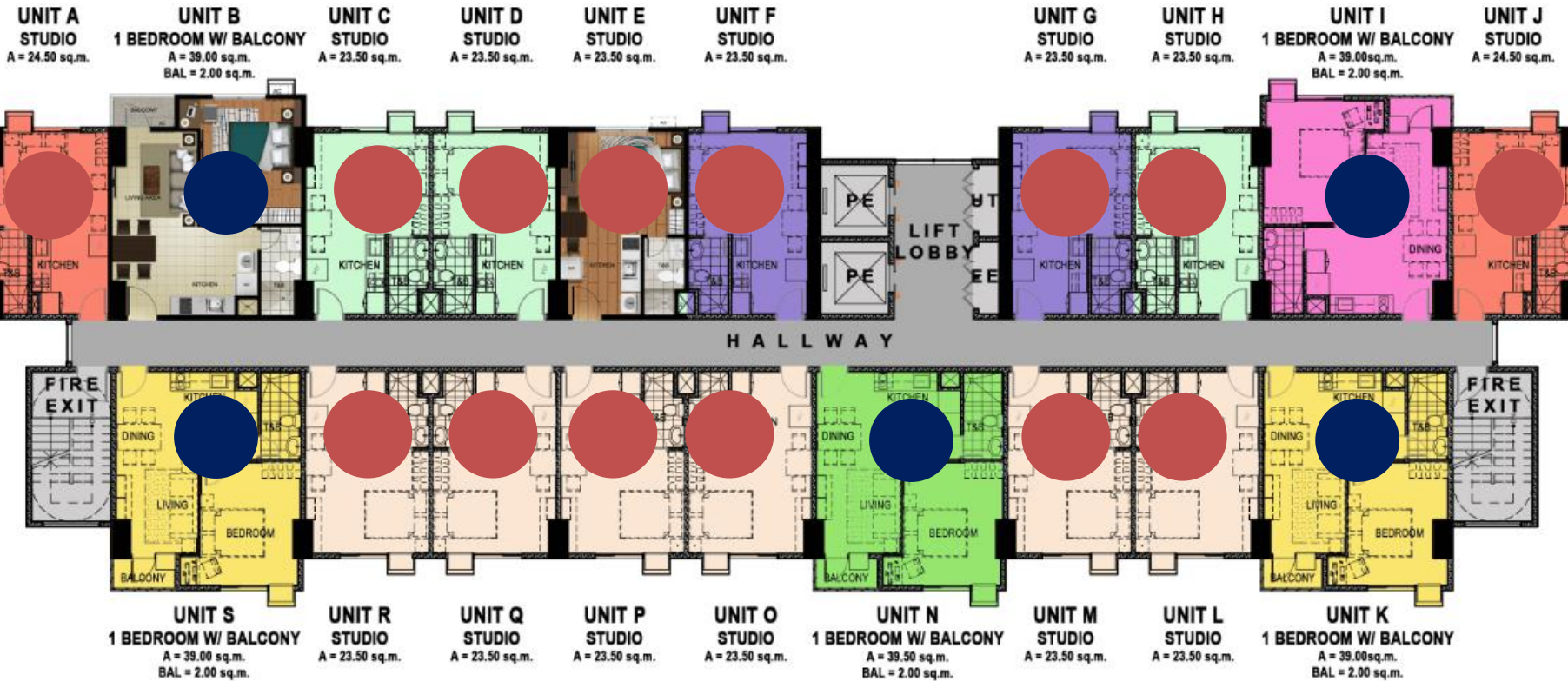
14

Studio

5

1BR w/ Balcony

19 Residential Units



UNIT HIGHLIGHT – Studio



- Common toilet & bath
- Provision for mechanical ventilation in kitchen and toilet
- Provision for window-type air-conditioning unit

Area Range – 23.50 – 24.50 sqm

UNIT HIGHLIGHT – Studio



UNIT HIGHLIGHT – Studio w/ Lanai



- Common toilet & bath
- Provision for mechanical ventilation in kitchen and toilet
- Provision for window-type air-conditioning unit

Unit Area – 27.50 – 28.50 sqm

UNIT HIGHLIGHT – 1 – Bedroom w/ Balcony/Lanai



- Common toilet & bath
- Provision for mechanical ventilation in kitchen and toilet
- Provision for window-type air-conditioning unit

Unit Area – 41.00 – 41.50 sqm

UNIT HIGHLIGHT – 1 – Bedroom w/ Balcony/Lanai



UNIT HIGHLIGHT – 1 – Bedroom w/ Balcony/Lanai



TYPICAL RESIDENCE FEATURES

- Entrance panel door with viewer
- Individual electric and water meter
- Provision for Telephone & CATV lines per unit
- Provision for hot and cold water supply lines
- Kitchen counter
- Ceramic tiles flooring
- Individual mail boxes with keys
- Individual Condominium Certificate of Title (CCT)

AMENITIES

- **Adult pool**
 - **Kiddie pool**
 - **Pool deck and cabana**
 - **Male and female changing rooms**
 - **Gym**
 - **Play Room**
 - **Multi-Purpose Hall**
 - **Jogging Area/Garden**
 - **Outdoor Playground**
- 
- A modern apartment building with a swimming pool and cabana. The building has multiple stories with balconies and colorful accents in blue, yellow, and grey. In the foreground, there is a large swimming pool with a cabana structure over a section of it. The cabana has a white roof and light blue curtains. Several people are visible in the pool and near the cabana. The scene is set in a landscaped area with trees and a clear sky.

Pool Area



Pool Area



Pool Area



Pool Area



Pool Area



Seating Area & Jogging Path



MULTIPURPOSE HALL



MULTIPURPOSE HALL



GYM/FITNESS CENTER



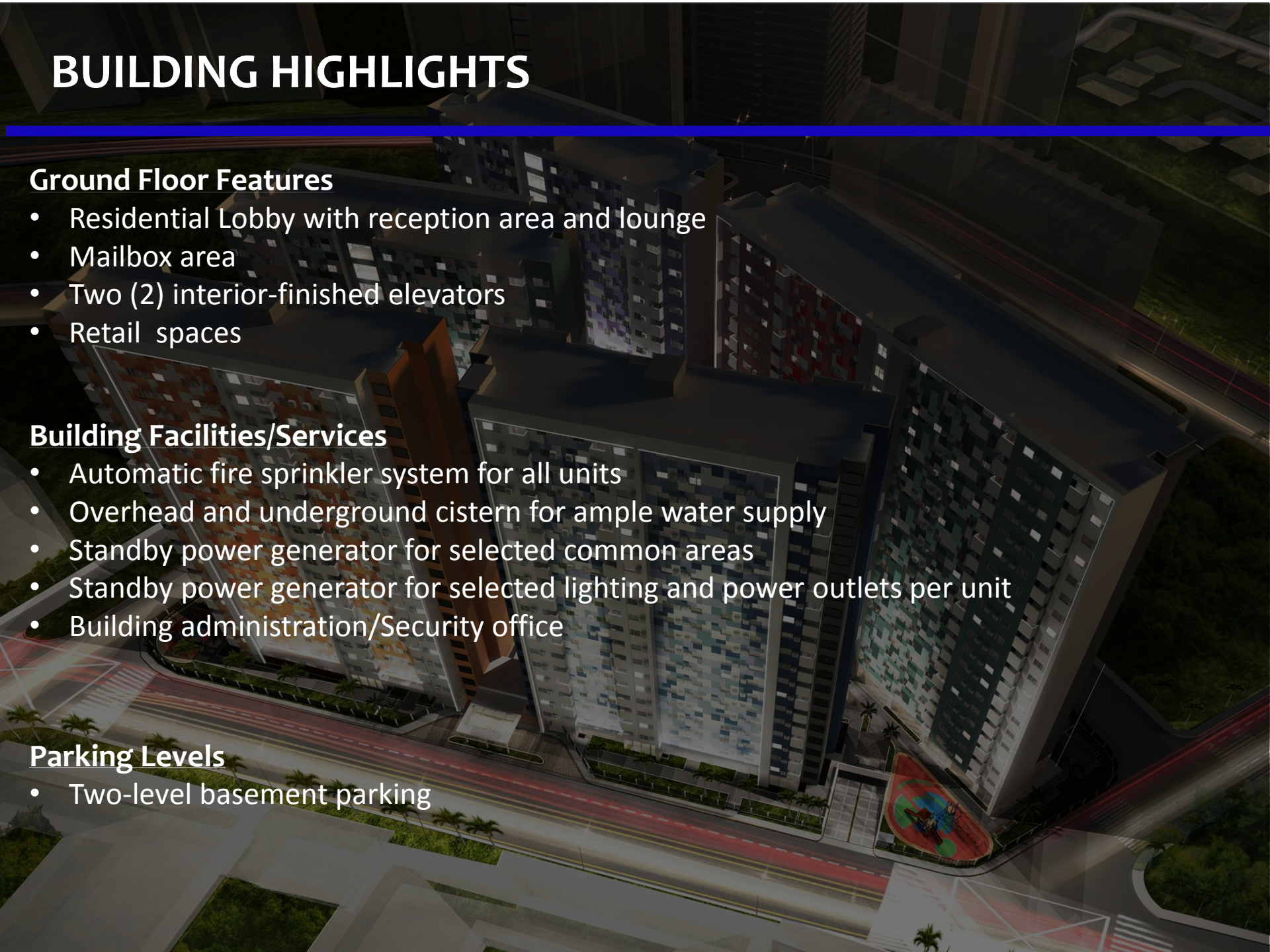
PLAY ROOM



PLAYGROUND



BUILDING HIGHLIGHTS

An aerial, high-angle view of a modern residential building complex. The buildings are multi-story with a mix of grey, white, and blue facades. A prominent feature is a large, colorful playground area with a red, green, and blue play structure. The complex is surrounded by roads and some greenery. The overall scene is presented in a dark, slightly desaturated color palette, typical of architectural renderings.

Ground Floor Features

- Residential Lobby with reception area and lounge
- Mailbox area
- Two (2) interior-finished elevators
- Retail spaces

Building Facilities/Services

- Automatic fire sprinkler system for all units
- Overhead and underground cistern for ample water supply
- Standby power generator for selected common areas
- Standby power generator for selected lighting and power outlets per unit
- Building administration/Security office

Parking Levels

- Two-level basement parking

LOBBY



LOBBY



DROP-OFF AREA







Tulip Gardens

SOUTHWOODS CITY

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LEGEND :

- MCDONALDS
- TRANSPORT HUB
- SOUTHWOODS MALL
- OUTLET MALL
- STO. NIÑO DE CEBU PARISH
- COLEGIO DE SAN AGUSTIN
- SPLASH ISLAND
- GOLF COURSE
- MANILA SOUTHWOODS SPORTS CLUBHOUSE

TO MANILA

SOUTHWOODS EXIT

SOUTH LUZON EXPRESSWAY

CARMONA EXIT

TO CALAMBA

CONGRESSIONAL ROAD

SOUTHWOODS AVENUE

GOVERNOR'S DRIVE



SOUTHWOODS CITY
MASTER DEVELOPMENT PLAN

CLUSTER 1
PALARA
AT SOUTHWOODS CITY

SOUTHWOODS BPO

HOLLAND PARK